

# **PACIFIC ACE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**August 24, 2022**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING &**

**REGULAR MEETING**

**AGENDA**

**Pacific Ace Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

August 17, 2022

Board of Supervisors  
Pacific Ace Community Development District

Dear Board Members:

The Board of Supervisors of the Pacific Ace Community Development District will hold a Public Hearing and Regular Meeting on August 24, 2022, at 2:00 p.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Appointed Supervisor Dan Eshleman [SEAT 2] *(the following to be provided in a separate package)*
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Chapter 190, Florida Statutes
  - D. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - E. Form 8B: Memorandum of Voting Conflict
4. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2022-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Fiscal Year 2022/2023 Budget Funding Agreement

**ATTENDEES:**

**Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.**

6. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2021, Prepared by Berger, Toombs, Elam, Gaines & Frank
7. Consideration of Resolution 2022-09, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2021
8. Consideration of Resolution 2022-10, Resetting the Time for a Landowners’ Meeting; Providing for Publication; Addressing Conflicts; Providing for an Effective Date
9. Consideration Of Resolution 2022-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
10. Ratification of Heidt Design, LLC, 20-Year Stormwater Management Needs Analysis Report/Map
11. Ratification of Concrete Wall Maintenance Agreement with Sunshine Water Services Company
12. Acceptance of Unaudited Financial Statements as of July 31, 2022
13. Approval of April 27, 2022 Regular Meeting Minutes
14. Staff Reports
  - A. District Counsel: *Cobb Cole*
  - B. District Engineer: *Heidt Design, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. 0 Registered Voters in District as of April 15, 2022
    - II. NEXT MEETING DATE: September 28, 2022 at 2:00 P.M.
      - o QUORUM CHECK

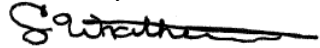
<b>STEPHEN McCONN</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>
<b>DAN ESHLEMAN</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>
<b>STEPHEN FECCIA</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>
<b>CASEY DARE</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>
<b>FRED WYBORSKI</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>

15. Board Members’ Comments/Requests
16. Public Comments

17. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 943 865 3730**

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4A**

## Miscellaneous Notices



Published in The Villages Daily Sun on August 5, 2022

### Location

Lake County,

### Notice Text

PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors ( Board ) of the Pacific Ace Community Development District ( District ) will hold a public hearing on August 24, 2022 at 2:00 p.m., at Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711 for the purpose of hearing comments and objections on the adoption of the proposed budget ( Proposed Budget ) of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ( Fiscal Year 2022/2023 ). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager s Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

#01077622 August 5, 2022

August 12, 2022



## Miscellaneous Notices

Published in The Villages Daily Sun on August 12, 2022

### Location

Lake County,

### Notice Text

PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

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District Manager

#01077622 August 5, 2022

August 12, 2022

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4B**



## RESOLUTION 2022-08

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Pacific Ace Community Development District (“District”) was established by Ordinance 2020-27, enacted by the Board of County Commissioners of Lake County, Florida on June 16, 2020, and effective June 22, 2020; and

**WHEREAS**, the District Manager has, at the first meeting of the Board of Supervisors (“Board”) of the District, submitted a proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2022, and ending September 30, 2023 (“Fiscal Year 2022/2023”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Pacific Ace Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$834,028 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$568,845
DEBT SERVICE FUND – SERIES 2022	<u>\$265,183</u>
TOTAL ALL FUNDS	\$834,028

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 24TH DAY OF AUGUST, 2022.**

ATTEST:

**PACIFIC ACE COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

## Exhibit A

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2023**

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
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**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023	Build-out
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022			
<b>REVENUES</b>						
Assessment levy: on-roll - gross	\$ -				\$ 19,832	\$ 592,547
Allowable discounts (4%)	-				(793)	(23,702)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	19,039	568,845
Landowner contribution	441,321	30,793	162,823	193,616	422,877	-
Total revenues	<u>441,321</u>	<u>30,793</u>	<u>162,823</u>	<u>193,616</u>	<u>441,916</u>	<u>568,845</u>
<b>EXPENDITURES</b>						
<b>Professional &amp; administrative</b>						
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000	48,000
Legal	15,000	387	12,500	12,887	15,000	15,000
Engineering	3,000	-	1,500	1,500	3,000	3,000
Audit	5,500	-	2,975	2,975	5,500	4,150
Arbitrage rebate calculation	750	-	-	-	750	750
Dissemination agent	1,000	-	500	500	1,000	1,000
Trustee	5,000	-	-	-	5,000	5,000
Telephone	200	100	100	200	200	200
Postage	500	22	300	322	500	500
Printing & binding	500	250	250	500	500	500
Legal advertising	1,500	316	750	1,066	1,500	1,500
Annual special district fee	175	175	-	175	175	175
Insurance	5,500	5,175	-	5,175	5,500	5,500
Contingencies/bank charges	500	186	314	500	500	500
Website hosting & maintenance	705	-	705	705	705	705
Website ADA compliance	210	210	-	210	210	210
Tax collector	-	-	-	-	595	17,776
Total professional & administrative	<u>88,040</u>	<u>30,821</u>	<u>45,394</u>	<u>76,215</u>	<u>88,635</u>	<u>104,466</u>
<b>Operations and Maintenance</b>						
<b>Management and administration</b>						
Contingency	1,350	-	450	450	1,350	1,521
Licenses/taxes/permits	500	-	167	167	500	500
O&M accounting services	4,500	-	1,500	1,500	4,500	5,500
Insurance (property coverage only)	3,500	-	1,167	1,167	3,500	5,000
Management services	17,500	-	5,833	5,833	17,500	32,940
Postage	500	-	167	167	500	800
Office supplies/printing binding	2,250	-	750	750	2,250	3,500
General administrative	2,250	-	750	750	2,250	3,000
<b>Grounds/building maintenance</b>						
General maintenance	5,000	-	1,667	1,667	5,000	8,000
Irrigation repairs	3,500	-	1,167	1,167	3,500	4,500
Landscape contract	65,000	-	21,667	21,667	65,000	100,000
Landscaping extras - replacement, mulch, annuals	12,500	-	4,167	4,167	12,500	22,000
Tree trimming	2,500	-	833	833	2,500	4,000
Pressure washing	4,000	-	1,333	1,333	4,000	7,000
Aquatic maintenance/monitoring	10,000	-	3,333	3,333	10,000	16,500
Fence/wall/lighting repairs	2,000	-	667	667	2,000	2,000

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023	Build-out
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022			
<b>Operations and Maintenance (continued)</b>						
<b>Recreational - amenity</b>						
Insurance amenity	5,000	-	1,667	1,667	5,000	4,500
Facility management	22,000	-	7,333	7,333	22,000	22,000
Office supplies/operating supplies	700	-	233	233	700	700
Special events	2,400	-	800	800	2,400	2,000
Holiday decorations	4,000	-	1,333	1,333	4,000	3,000
Electric - amenity	10,000	-	3,333	3,333	10,000	10,000
Domestic water / sewer - amenity	6,000	-	2,000	2,000	6,000	6,000
Irrigation reclaimed - amenity	6,000	-	2,000	2,000	6,000	6,000
Telephone/cable/internet - amenity	3,000	-	1,000	1,000	3,000	3,000
Pool/cabana general maintenance	3,500	-	1,167	1,167	3,500	4,500
Playground maintenance	1,500	-	500	500	1,500	1,500
Pool permits/licenses	800	-	267	267	800	800
Pool service contract	18,000	-	6,000	6,000	18,000	18,000
Pool repairs/maintenance	1,500	-	500	500	1,500	1,500
Janitorial service contract	10,200	-	3,400	3,400	10,200	10,200
Refuse - pet station service contract	3,600	-	1,200	1,200	3,600	3,600
Landscape maintenance	18,000	-	6,000	6,000	18,000	18,000
Landscape seasonal (annuals & mulch)	4,800	-	1,600	1,600	4,800	4,800
Landscape contingency	4,000	-	1,333	1,333	4,000	4,000
Field management/administrative	12,000	-	4,000	4,000	12,000	12,000
Fitness equipment lease (if applicable)	6,000	-	2,000	2,000	6,000	-
Fitness equipment repairs	1,500	-	500	500	1,500	-
Termite bond / pest control	1,400	-	467	467	1,400	1,400
Security						
Alarm monitoring	1,000	-	333	333	1,000	1,000
Electronic access cards	700	-	233	233	700	700
Surveillance services	2,400	-	800	800	2,400	2,400
Maintenance	3,000	-	1,000	1,000	3,000	5,000
ASCAP/BMI licenses	950	-	317	317	950	950



**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023	Build-out
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022			
<b>Utilities</b>						
Electric - common areas/irrigation meters	4,800	-	1,600	1,600	4,800	4,800
Electric - lift station	3,600	-	1,200	1,200	3,600	3,600
Electric - street lights	8,000	-	2,667	2,667	8,000	27,000
Irrigation - common areas	45,000	-	15,000	15,000	45,000	36,500
Total field operations	352,200	-	117,401	117,401	352,200	436,211
Total expenditures	440,240	30,821	162,795	193,616	440,835	540,677
Excess/(deficiency) of revenues over/(under) expenditures	1,081	(28)	28	-	1,081	28,168
Fund balance - beginning (unaudited)	-	-	(28)	-	-	-
Fund balance - ending (projected)						
Assigned						
Working capital	-	-	-	-	-	-
Monument signage/entry hardscape	268	268	268	268	268	7,000
Pool/deck/pool equipment/cabana	318	318	318	318	318	8,333
Fencing/pavilions	96	96	96	96	96	2,500
Playground	129	129	129	129	129	3,333
Amenity parking lot	154	154	154	154	154	4,000
Unassigned	116	(993)	(965)	(965)	116	3,000
Fund balance - ending	<u>\$ 1,081</u>	<u>\$ (28)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,081</u>	

\* These items are not the aggregate ending fund balance, but rather represent the annual contributions for the same at build-out.

Unit Type	Units	ERU	Total ERU	Build-out	Build-out
				Cost per Unit	On-Roll Assessment per Unit*
SF 40'	256	1.00	256.00	\$ 1,003.77	\$ 1,079.32
SF 50'	293	1.00	293.00	1,003.77	1,079.32
<b>Total</b>	<u>549</u>		<u>549.00</u>		

\* Includes county costs of collection and early payment discount allowance

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording \$ 48,000

**Wrathell, Hunt and Associates, LLC** (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal 15,000

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering 3,000

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit 5,500

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation 750

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent 1,000

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

Telephone 200

Telephone and fax machine.

Postage 500

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & binding 500

Letterhead, envelopes, copies, agenda packages

Legal advertising 1,500

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Annual special district fee 175

Annual fee paid to the Florida Department of Economic Opportunity.

Insurance 5,500

The District will obtain public officials and general liability insurance.

Contingencies/bank charges 500

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance 705

Website ADA compliance 210

**Operations and Maintenance**

**Management and administration**

Contingency 1,350

Licenses/taxes/permits 500

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

O&M accounting services	4,500
Insurance (property coverage only)	3,500
Management services	17,500
Postage	500
Office supplies/printing binding	2,250
General administrative	2,250
<b>Grounds/building maintenance</b>	
General maintenance	5,000
Irrigation repairs	3,500
Landscape contract	65,000
Landscaping extras - replacement, mulch, annuals	12,500
Tree trimming	2,500
Pressure washing	4,000
Aquatic maintenance/monitoring	10,000
Fence/wall/lighting repairs	2,000
<b>Recreational - amenity</b>	
Insurance amenity	5,000
Facility management	22,000
Office supplies/operating supplies	700
Special events	2,400
Holiday decorations	4,000
Electric - amenity	10,000
Domestic water / sewer - amenity	6,000
Irrigation reclaimed - amenity	6,000
Telephone/cable/internet - amenity	3,000
Pool/cabana general maintenance	3,500
Playground maintenance	1,500
Pool permits/licenses	800
Pool service contract	18,000
Pool repairs/maintenance	1,500
Janitorial service contract	10,200
Refuse - pet station service contract	3,600
Landscape maintenance	18,000
Landscape seasonal (annuals & mulch)	4,800
Landscape contingency	4,000
Field management/administrative	12,000
Fitness equipment lease (if applicable)	6,000
Fitness equipment repairs	1,500
Termite bond / pest control	1,400
Security	
Alarm monitoring	1,000
Electronic access cards	700
Surveillance services	2,400
Maintenance	3,000
ASCAP/BMI licenses	950
<b>Utilities</b>	
Electric - common areas/irrigation meters	4,800
Electric - lift station	3,600
Electric - street lights	8,000
Irrigation - common areas	45,000
Total expenditures	<u><u>\$ 440,835</u></u>

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2022 BOND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Proposed Budget FY 2022	Actual through 2/28/2022	Projected through 9/30/2022	Total Projected & Actual	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ -				\$ 27,809
Allowable discounts (4%)	-				(1,112)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	26,697
Assessment levy: off-roll	-	-	-	-	229,113
Total revenues	-	-	-	-	255,810
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	80,000
Interest	-	-	-	-	184,349
Cost of issuance	-	-	197,690	197,690	-
Underwriter's discount	-	-	86,500	86,500	-
Tax collector	-	-	-	-	834
Total expenditures	-	-	284,190	284,190	265,183
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(284,190)	(284,190)	(9,373)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	-	508,008	508,008	-
Total other financing sources/(uses)	-	-	508,008	508,008	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	223,818	223,818	(9,373)
Beginning fund balance (unaudited)	-	-	-	-	223,818
Ending fund balance (projected)	\$ -	\$ -	\$ 223,818	\$ 223,818	214,445
Use of fund balance:					
Debt service reserve account balance (required)					(127,488)
Interest expense - November 1, 2023					(86,658)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 299

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
					4,325,000.00
11/01/22			96,330.95	96,330.95	4,325,000.00
05/01/23	80,000.00	3.400%	88,018.13	168,018.13	4,245,000.00
11/01/23			86,658.13	86,658.13	4,245,000.00
05/01/24	80,000.00	3.400%	86,658.13	166,658.13	4,165,000.00
11/01/24			85,298.13	85,298.13	4,165,000.00
05/01/25	85,000.00	3.400%	85,298.13	170,298.13	4,080,000.00
11/01/25			83,853.13	83,853.13	4,080,000.00
05/01/26	85,000.00	3.400%	83,853.13	168,853.13	3,995,000.00
11/01/26			82,408.13	82,408.13	3,995,000.00
05/01/27	90,000.00	3.400%	82,408.13	172,408.13	3,905,000.00
11/01/27			80,878.13	80,878.13	3,905,000.00
05/01/28	95,000.00	3.750%	80,878.13	175,878.13	3,810,000.00
11/01/28			79,096.88	79,096.88	3,810,000.00
05/01/29	95,000.00	3.750%	79,096.88	174,096.88	3,715,000.00
11/01/29			77,315.63	77,315.63	3,715,000.00
05/01/30	100,000.00	3.750%	77,315.63	177,315.63	3,615,000.00
11/01/30			75,440.63	75,440.63	3,615,000.00
05/01/31	105,000.00	3.750%	75,440.63	180,440.63	3,510,000.00
11/01/31			73,471.88	73,471.88	3,510,000.00
05/01/32	110,000.00	3.750%	73,471.88	183,471.88	3,400,000.00
11/01/32			71,409.38	71,409.38	3,400,000.00
05/01/33	110,000.00	4.125%	71,409.38	181,409.38	3,290,000.00
11/01/33			69,140.63	69,140.63	3,290,000.00
05/01/34	115,000.00	4.125%	69,140.63	184,140.63	3,175,000.00
11/01/34			66,768.75	66,768.75	3,175,000.00
05/01/35	120,000.00	4.125%	66,768.75	186,768.75	3,055,000.00
11/01/35			64,293.75	64,293.75	3,055,000.00
05/01/36	125,000.00	4.125%	64,293.75	189,293.75	2,930,000.00
11/01/36			61,715.63	61,715.63	2,930,000.00
05/01/37	130,000.00	4.125%	61,715.63	191,715.63	2,800,000.00
11/01/37			59,034.38	59,034.38	2,800,000.00
05/01/38	135,000.00	4.125%	59,034.38	194,034.38	2,665,000.00
11/01/38			56,250.00	56,250.00	2,665,000.00
05/01/39	145,000.00	4.125%	56,250.00	201,250.00	2,520,000.00
11/01/39			53,259.38	53,259.38	2,520,000.00
05/01/40	150,000.00	4.125%	53,259.38	203,259.38	2,370,000.00
11/01/40			50,165.63	50,165.63	2,370,000.00
05/01/41	155,000.00	4.125%	50,165.63	205,165.63	2,215,000.00
11/01/41			46,968.75	46,968.75	2,215,000.00
05/01/42	160,000.00	4.125%	46,968.75	206,968.75	2,055,000.00
11/01/42			43,668.75	43,668.75	2,055,000.00
05/01/43	170,000.00	4.250%	43,668.75	213,668.75	1,885,000.00
11/01/43			40,056.25	40,056.25	1,885,000.00
05/01/44	175,000.00	4.250%	40,056.25	215,056.25	1,710,000.00
11/01/44			36,337.50	36,337.50	1,710,000.00
05/01/45	185,000.00	4.250%	36,337.50	221,337.50	1,525,000.00
11/01/45			32,406.25	32,406.25	1,525,000.00
05/01/46	190,000.00	4.250%	32,406.25	222,406.25	1,335,000.00
11/01/46			28,368.75	28,368.75	1,335,000.00
05/01/47	200,000.00	4.250%	28,368.75	228,368.75	1,135,000.00
11/01/47			24,118.75	24,118.75	1,135,000.00

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/48	210,000.00	4.250%	24,118.75	234,118.75	925,000.00
11/01/48			19,656.25	19,656.25	925,000.00
05/01/49	220,000.00	4.250%	19,656.25	239,656.25	705,000.00
11/01/49			14,981.25	14,981.25	705,000.00
05/01/50	225,000.00	4.250%	14,981.25	239,981.25	480,000.00
11/01/50			10,200.00	10,200.00	480,000.00
05/01/51	235,000.00	4.250%	10,200.00	245,200.00	245,000.00
11/01/51			5,206.25	5,206.25	245,000.00
05/01/52	245,000.00	4.250%	5,206.25	250,206.25	-
11/01/52			-	-	-
<b>Total</b>	<b>4,325,000.00</b>		<b>3,341,202.98</b>	<b>7,666,202.98</b>	

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

<b>On-roll Assessments</b>
----------------------------

<u>Unity Type</u>	<u>Units</u>	<u>FY 2023 O&amp;M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
<b><u>Phases 1 and 2</u></b>					
SF 40'	10	\$ 862.25	\$ 1,137.62	\$ 1,999.87	\$ -
SF 50'	13	862.25	1,264.02	2,126.27	-
	23				

<b>Off-roll Assessments</b>
-----------------------------

<u>Unity Type</u>	<u>Units</u>	<u>FY 2023 O&amp;M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
<b><u>Phases 1 and 2</u></b>					
SF 40'	111	\$ -	\$ 1,057.99	\$ 1,057.99	\$ -
SF 50'	95	-	1,175.54	1,175.54	-
	206				

<u>Unity Type</u>	<u>Units</u>	<u>FY 2023 O&amp;M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
<b><u>Future Phases</u></b>					
SF 40'	135	\$ -	\$ -	\$ -	\$ -
SF 50'	185	-	-	-	-
	320				

<b>Grand Total</b>	<b>549</b>
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# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**



**PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 BUDGET FUNDING AGREEMENT**

**THIS AGREEMENT** (this "Agreement") is made and entered into this 24th day of August, 2022, by and between:

**Pacific Ace Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District"), and

**KB Homes, LLC** a Florida Limited Liability Company with a mailing address of 3950 Laurelwood Lane, Delray Beach, Florida 33445 ("Developer").

**RECITALS**

**WHEREAS**, the District was established by Ordinance No. 2020-27, adopted by the Board of County Commissioners of Lake County, Florida, effective as of June 22, 2020, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently owns and/or is developing portions of all real property described in **Exhibit A**, attached hereto and incorporated herein by reference ("Property") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for the fiscal year 2022/2023, which fiscal year 2022/2023 commences on October 1, 2022, and concludes on September 30, 2023 ("Budget"); and

**WHEREAS**, the Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Budget, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property, Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

**WHEREAS**, Developer agrees that the District activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

**WHEREAS**, Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

**1.** The recitals stated above are true and correct and by this reference is incorporated herein as a material part of this Agreement.

**2.** Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within thirty (30) days of written request by the District. Amendments to the District's Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including any property owned by Developer, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Budget or otherwise. These payments are made by Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

**3.** This Section provides for alternative methods of collection. In the event Developer fails to make payments due to the District pursuant to this Agreement, and the District first provides Developer with written notice of the delinquency to the address identified in this Agreement and such delinquency is not cured within five (5) business days of the notice, then the District shall have the following remedies:

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against Developer in the appropriate judicial forum in and for Lake County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially

allocated on an equal developable acreage basis. Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative, or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to levy and certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Lake County property appraiser. Developer hereby waives and/or relinquishes any rights it may have to challenge, object to or otherwise fail to pay such assessments if imposed, as well as the means of collection thereof.

**4.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**5.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**6.** Neither the District nor Developer may assign this Agreement or any monies to become due hereunder without the prior written approval of the other, which consent shall not be unreasonably withheld, conditioned or delayed. Such consent shall not be required in the event of a sale of the majority of the lands within the District then owned by Developer pursuant to which the unaffiliated purchaser agrees to assume any remaining obligations of Developer under this Agreement, provided however that no such assignment shall be valid where the assignment is being made for the purpose of avoiding Developer's obligations hereunder.

**7.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 3 and 4 above.

**8.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. Developer shall give thirty (30) days prior written notice

to the District under this Agreement of any sale or disposition of the majority of the property described in **Exhibit A**.

**9.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree and consent to, for the purposes of venue, the exclusive jurisdiction of the appropriate courts of Lake County, Florida.

**10.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**11.** This Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

**ATTEST:**

**PACIFIC ACE COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

WITNESS:

**KB HOMES, LLC,**  
a Florida Limited Liability Company

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Property Description

**Exhibit B:** Fiscal Year 2022/2023 General Fund Budget

## Exhibit A

### Property Description

Ordinance 2020 - 27  
Pacific Ace Community Development District (CDD)

1

#### EXHIBIT A

2

Legal Description of the Pacific Ace Community Development District (CDD).

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PARCEL 1:

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The West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 24 South, Range 26 East, Lake County, Florida.

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PARCEL 2:

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The North 1/2 of the Southeast 1/4 of Section 14, Township 24 South, Range 26 East, Lake County, Florida.

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PARCEL 3:

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The Southeast 1/4 of the Southwest 1/4 of Section 14, Township 24 South, Range 26 East, Lake County, Florida, LESS the 50 foot road right-of-way existing along the West side thereof.

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PARCEL 4:

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The South 1/2 of the Southeast 1/4 of Section 14, Township 24 south, Range 26 East, Lake County, Florida, LESS AND EXCEPT the following described tract or parcel of land:

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Begin at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4; thence run Westerly to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 14; thence run Southwesterly to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4; thence run Southerly to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4; thence run Easterly along the South Section line of said Section 14 to the Southeast corner thereof; thence run Northerly along the East line of said Section to the

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Point of Beginning.

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PARCEL 5:

North 116.94 feet of the South 1/2 of the Northeast 1/4, LESS the West 100 feet thereof; the South 3/4 of the Northeast 1/4 of the Northeast 1/4; the West 3/4 of the Northwest 1/4 of the Northeast 1/4; the South 3/4 of the East 1/4 of the Northwest 1/4 of the Northeast 1/4; the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, all in Section 23, Township 24 South, Range 26 East of the Tallahassee Meridian.

PARCEL 6:

Northeast 1/4 of the Northwest 1/4 of Section 23, Township 24 South, Range 26 East, Lake County, Florida, LESS the 50 foot road right-of-way existing along the West side thereof.

Ordinance 2020 - 27  
Pacific Ace Community Development District (CDD)

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Parcel 7:  
The North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 24 South, Range 26 East, Lake County, Florida.

PARCEL 8:  
The South 3/4 of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 24 South, Range 26 East, Lake County, Florida, lying East of the East boundary of the U.S. Highway #27 right-of-way and North and West of existing graded road, more particularly described as follows:

Begin at a point 1338.3 feet East of the Northwest corner of said Section 23, said point being on the center line of a private road; thence run along the center line of said road right-of-way as follows:  
Run South 00°20'00" West, 959.90 feet; thence run South 54°46'00" West, 142.20 feet; thence run South 36°09'00" West, 235.6 feet; thence South 32°11'00" West, 331.80 feet; thence run South 24°34'00" East, 347.00 feet; thence South 35°10'00" East, 184.2 feet; thence run South 12°04'00" East, 139.10 feet; thence South 58°11'00" West, 822.50 feet; thence South 47°15'00" West, 147.00 feet.

PARCEL 9:  
The North 1/2 of the Southeast 1/4 of the Northwest 1/4, Section 23, Township 24 South, Range 26 East, LESS AND EXCEPT the South 225.00 feet thereof.

PARCEL 10:  
The Northeast 1/4 of the Southwest 1/4 of Section 14, Township 24 South, Range 26 East, Lake County, Florida

**Exhibit B**

**FY 2022/2023 General Fund Budget**

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**



**Pacific Ace Community Development  
District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2021**

**Pacific Ace Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2021**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Pacific Ace Community Development District  
Lake County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of Pacific Ace Community Development District as of and for the fiscal year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

- 1 -

To the Board of Supervisors  
Pacific Ace Community Development District

## Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Pacific Ace Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Governmental Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 23, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Pacific Ace Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 23, 2022

**Pacific Ace Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2021**

Management's discussion and analysis of Pacific Ace Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Pacific Ace Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, and investments of the District, are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the fiscal year ended September 30, 2021.

- ◆ The District's total assets were exceeded by total liabilities by \$(8,980) (net position).
- ◆ Revenues from governmental activities totaled \$60,112 and expenses from governmental activities totaled \$69,092.

**Pacific Ace Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

	<b>Net Position</b>
	<b>Governmental Activities</b>
	<b><u>2021</u></b>
Current assets	<u>\$ 25,786</u>
Current liabilities	<u>34,766</u>
Net Position Unrestricted	<u><u>\$ (8,980)</u></u>

This is the initial year of the District.

**Pacific Ace Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change in Net Position**

	<b>Governmental Activities</b>
	<b>2021</b>
Program Revenues	
Operating grants and contributions	\$ 60,112
Expenses	
General government	60,081
Interest and other charges	9,011
Total Expenses	69,092
Change in Net Position	(8,980)
Net Position - Beginning of Year	-
Net Position - End of Year	\$ (8,980)

This is the initial year of the District.



**Pacific Ace Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**General Fund Budgetary Highlights**

The budgeted expenditures exceeded actual expenditures in the current year because legal fee expenditures were less than anticipated.

There were no budget amendments in the current year.

**Economic Factors and Next Year's Budget**

Pacific Ace Community Development District issued Special Assessment Bonds, Series 2022 in March 2022 to provide funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Series 2022 Project. The District cannot determine the affect the bond issuance will have on operations for the year ended September 30, 2022.

**Request for Information**

The financial report is designed to provide a general overview of Pacific Ace Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Pacific Ace Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**Pacific Ace Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2021**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 14,406
Due from developer	11,380
Total Current Assets	25,786
 <b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	19,755
Due to developer	15,011
Total Current Liabilities	34,766
 <b>NET POSITION</b>	
Unrestricted	\$ (8,980)

See accompanying notes to financial statements.

**Pacific Ace Community Development District  
STATEMENT OF ACTIVITIES  
For the Fiscal Year Ended September 30, 2021**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Operating Grants and Contributions</b>	<b>Net (Expenses) Revenues and Changes in Net Position  Governmental Activities</b>
Governmental Activities			
General government	\$ (60,081)	\$ 60,112	\$ 31
Interest and other charges	(9,011)	-	(9,011)
Total Governmental Activities	\$ (69,092)	\$ 60,112	(8,980)
		Change in Net Position	(8,980)
		Net Position- October 1, 2020	-
		Net Position - September 30, 2021	\$ (8,980)

See accompanying notes to financial statements.

**Pacific Ace Community Development District**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2021**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 14,406	\$ -	\$ 14,406
Due from Developer	2,369	9,011	11,380
Total Assets	\$ 16,775	\$ 9,011	\$ 25,786
 <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts payable and accrued expenses	\$ 10,744	\$ 9,011	\$ 19,755
Due to Developer	6,000	9,011	15,011
Total Liabilities	16,744	18,022	34,766
 <b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable revenues	31	-	31
 <b>FUND BALANCES</b>			
Unassigned	-	(9,011)	(9,011)
Total Fund Balances	-	(9,011)	(9,011)
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 16,775	\$ 9,011	\$ 25,786

Reconciliation of Total Governmental Fund Balance to  
Net Position of Governmental Activities:

Total Governmental Fund Balances	\$ (9,011)
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Amounts reported for governmental activities in the Statement of Net Position  
are different because:

Unavailable revenues are recognized as deferred inflows at the fund level, but  
this amount is recognized as revenues at the government-wide level.

Net Position of Governmental Activities

	31
	\$ (8,980)

See accompanying notes to financial statements.

**Pacific Ace Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES - GOVERNMENTAL FUNDS**  
**For the Fiscal Year Ended September 30, 2021**

	General	Debt Service	Totals Governmental Funds
Revenues			
Developer contributions	\$ 71,972	\$ -	\$ 71,972
Expenditures			
Current			
General government	60,081	-	60,081
Debt service			
Other	-	9,011	9,011
Total Expenditures	60,081	9,011	69,092
Net Change in Fund Balances	11,891	(9,011)	2,880
Fund Balances - October 1, 2020	(11,891)	-	(11,891)
Fund Balances - September 30, 2021	\$ -	\$ (9,011)	\$ (9,011)

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities:

Net Change in Fund Balances - Total Governmental Funds \$ 2,880

Amounts reported for governmental activities in the Statement of Activities are different because:

At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available. (11,860)

Change in Net Position of Governmental Activities \$ (8,980)

See accompanying notes to financial statements.

**Pacific Ace Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND**  
**For the Fiscal Year Ended September 30, 2021**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Developer contributions	\$ 87,040	\$ 87,040	\$ 71,972	\$ (15,068)
Expenditures				
Current				
General government	87,040	87,040	60,081	26,959
Net Change in Fund Balances	-	-	11,891	11,891
Fund Balances - October 1, 2020	-	-	(11,891)	(11,891)
Fund Balances - September 30, 2021	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying notes to financial statements.

**Pacific Ace Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on August 17, 2020 pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Lake County Board of County Commissioners Ordinance No. 2020-27 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Pacific Ace Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Pacific Ace Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Pacific Ace Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.



**Pacific Ace Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Pacific Ace Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Pacific Ace Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire the special assessment revenue bonds which were used to finance the construction of District infrastructure improvements.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as infrastructure and improvements, and non-current governmental liabilities, such as general obligation bonds and developer obligations be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Pacific Ace Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Restricted Net Position**

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Deferred Inflows of Resources**

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**Pacific Ace Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$10,127 and the carrying value was \$14,406. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

The District did not have investments at September 30, 2021.

**NOTE C – ECONOMIC DEPENDENCY**

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations. All voting members of the Board of Supervisors are employed by the Developer or a related entity. The District received \$71,972 in operating contributions from the Developer for the year ended September 30, 2021. Additionally, the District has a balance due from Developer of \$11,380 as of September 30, 2021.

**NOTE D – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial coverage since inception.

**NOTE E – SUBSEQUENT EVENTS**

Subsequent to year end, in March 2022, the District issued Series 2022, Special Assessment bonds for \$4,325,000 to provide funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Series 2022 Project.



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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Pacific Ace Community Development District  
Lake County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Pacific Ace Community Development District, as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated June 23, 2022.

### **Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Pacific Ace Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Pacific Ace Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Pacific Ace Community Development District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Board of Supervisors  
Pacific Ace Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Pacific Ace Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 23, 2022



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## MANAGEMENT LETTER

To the Board of Supervisors  
Pacific Ace Community Development District  
Lake County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Pacific Ace Community Development District as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 23, 2022.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 23, 2022, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. This is the initial year of operations for the District.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Pacific Ace Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Pacific Ace Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.



To the Board of Supervisors  
Pacific Ace Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Pacific Ace Community Development District. It is management's responsibility to monitor the Pacific Ace Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2021.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Pacific Ace Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 0
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$52,591
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Pacific Ace Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: The District did not have special assessments.
- 8) The amount of special assessments collected by or on behalf of the District: Total Special Assessments collected was N/A.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: The District did not have any bonds outstanding at September 30, 2021.



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

To the Board of Supervisors  
Pacific Ace Community Development District

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 23, 2022



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH  
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Pacific Ace Community Development District  
Lake County, Florida

We have examined Pacific Ace Community Development District's compliance with Section 218.415, Florida Statutes during the fiscal year ended September 30, 2021. Management is responsible for Pacific Ace Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Pacific Ace Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Pacific Ace Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Pacific Ace Community Development District's compliance with the specified requirements.

In our opinion, Pacific Ace Community Development District complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2021.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 2, 2022

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

**WHEREAS**, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Report for Fiscal Year 2021;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Financial Report for Fiscal Year 2021, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

**PASSED AND ADOPTED** this 24th day of August, 2022.

**PACIFIC ACE COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**RESOLUTION 2022-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT RESETTING THE TIME FOR A LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION; ADDRESSING CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pacific Ace Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lake County, Florida; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

**WHEREAS**, on April 27, 2022, at a duly noticed public meeting, the Board adopted Resolution 2022-06 setting the date for the landowners' meeting and election for Tuesday, November 1, 2022, at 2:00 p.m. at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711; and

**WHEREAS**, the Board now desires to reschedule and reset the time of the landowners' meeting and election for November 1, 2022, at 3:00 p.m. at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisors for the District, shall be rescheduled and reset to be held at 3:00 p.m. on November 1, 2022, at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711.

**Section 2.** The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

**Section 3.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election has been announced by the Board at its April 27, 2022 meeting and the rescheduled time of the landowners' meeting and election has been announced by the Board at its August 24, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at the April 27, 2022 meeting and the revised documents are attached to Resolution 2022-06 as **Composite Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Wrathell, Hunt and Associates, LLC 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**Section 4.** This Resolution is intended to amend Resolution 2022-06, which remains in full force and effect except to the extent amended hereby.

**Section 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 24TH DAY OF AUGUST, 2022.**

**PACIFIC ACE COMMUNITY DEVELOPMENT  
DISTRICT**

**ATTEST:**

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

\_\_\_\_\_  
Secretary/Assistant Secretary



# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2022-07**

**A RESOLUTION OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Pacific Ace Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lake County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with the Florida Department of Economic Opportunity, and Lake County, Florida.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 24th day of August, 2022.

Attest:

**PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A**

<b>PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Hampton Inn &amp; Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 26, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>November 1, 2022</b>	<b>Landowners' Meeting</b>	<b>3:00 PM</b>
<b>November 23, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>December 28, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>January 25, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>February 22, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>March 22, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 26, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM.</b>
<b>May 24, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>June 28, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>July 26, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>August 23, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM.</b>
<b>September 27, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**10**

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

**INTRODUCTION**

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc. ) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
  - o Private entities or citizens
  - o Federal government
  - o State government, including the Florida Department of Transportation (FDOT)
  - o Water Management Districts
  - o School districts
  - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

**GENERAL INSTRUCTIONS FOR USING THE TEMPLATE**

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR’s website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction’s response unless the project’s expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction’s budget. While necessary to comply with the statute, the concept of “future expenditures” should be viewed as an expression of identified needs.

**These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.**

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type the from the dropdown lists in columns B and C.

**Links to Template Parts:**

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

## Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Pacific Ace Community Development District
Name of stormwater utility, if applicable:	
Contact Person	
Name:	Kristen Suit
Position/Title:	District Manager
Email Address:	suitk@whhassociates.com
Phone Number:	561-571-0010

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWWMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

**Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)**

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

**Part 1.1 Narrative Description:**

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Stormwater management and operations is handled by the CDD. Typically, the responsibilities are with the CDD Management Office and if required, the CDD Engineer. Funding is through the annual general facilities operation and maintenance budget. Annual General Operations and Maintenance Assessments with budget allocation for Aquatic Maintenance, Lake/Pond Bank Maintenance, Wetland Monitoring and Maintenance and Mitigation Area Monitoring and Maintenance.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



**Part 1.2 Current Stormwater Program Activities:**

Please provide answers to the following questions regarding your stormwater management program.

- |  |    |
|--|----|
| ● Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit? | No |
| If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:     |    |
- |   |     |
|---|-----|
| ● Does your jurisdiction have a dedicated stormwater utility?   | No  |
| If no, do you have another funding mechanism?   | Yes |
| If yes, please describe your funding mechanism.   |     |
| Annual General Operations and Maintenance Assessments with budget allocation for Aquatic Maintenance, Lake/Pond Bank Maintenance, Wetland Monitoring and Maintenance and Mitigation Area Monitoring and Maintenance |     |
- |   |     |
|---|-----|
| ● Does your jurisdiction have a Stormwater Master Plan or Plans?  | Yes |
| If Yes:   |     |
| How many years does the plan(s) cover?  | 4   |
| Are there any unique features or limitations that are necessary to understand what the plan does or does not address? |     |
| N/A   |     |
| Please provide a link to the most recently adopted version of the document (if it is published online):               |     |
|   |     |
- |  |     |
|--|-----|
| ● Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?                       | No  |
| If Yes, does it include 100% of your facilities?   | No  |
| If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included? | N/A |

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	Yes
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A “housekeeping” program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program ( <i>i.e.</i> , for low phosphorus fertilizer)?	
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc. )?	Yes
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

**Part 1.3 Current Stormwater Program Operation and Maintenance Activities**

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)? Yes

Notes or Comments on the above:

The CDD generally provides maintenance of the master stormwater facilities, including all ponds, inflow structures and outfall structures. Stormwater facilities within public right-of-way, including inlets, pipes and other structures, are maintained by Lake County.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	No
Ditch cleaning?	No
Sediment removal from the stormwater system (vector trucks, other)?	No
Muck removal (dredging legacy pollutants from water bodies, canal, etc. )?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

**Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)**

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	15,911.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Feet
Estimated number of storage or treatment basins ( <i>i.e.</i> , wet or dry ponds):	21	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems ( <i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures ( <i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
  - GIS program
  - MS4 permit application
  - Aerial photos
  - Past or ongoing budget investments
  - Water quality projects
- Other(s):
- Construction and Record Drawing Information

**Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)**

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

N/A

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

**Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)**

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

N/A

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc. ).

The service is not expected to change. The independent special district (Pacific Ace Community Development District) is established and operational.

[Proceed to Part 5](#)

**Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)**

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**Part 5.1 Routine Operation and Maintenance**

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	2,765	72,100	90,133	101,329	113,874
Brief description of growth greater than 15% over any 5-year period:					
LFY 2021-2022 is first year and only a portion of the system was on line, and for only a portion of the fiscal year. For 22'-24' project will be gro					





**Part 5.2 Future Expansion (Committed Funding Source)**

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

**Expansion Projects with a Committed Funding Source**

**5.2.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Phase 1	0	1,015,658	0	0	0
Phase 2	0	2,607,493	0	0	0

**5.2.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Phase 1	0	0	0	0	0
Phase 2	0	0	0	0	0

**Part 5.3 Future Expansion with No Identified Funding Source**

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

**Expansion Projects with No Identified Funding Source**

**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Phase 3/4	0	926,849	0	0	0

**5.3.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Phase 3/4	0	0	0	0	0

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input checked="" type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input checked="" type="checkbox"/>	Other(s):
	CDD Engineer's Report for CIP, Approved Infrastructure Construction Plans - Water quality improvements are grouped together in the flood protection projects (storm water ponds). Funding will be by future CDD Bonds

**Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change**

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

**Resiliency Projects with a Committed Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A	0	0	0	0	0

**Resiliency Projects with No Identified Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A	0	0	0	0	0

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A	0	0	0	0	0

**End of Useful Life Replacement Projects with No Identified Funding Source**

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A	0	0	0	0	0

**Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

**Routine O&M**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0	0					
2017-18	0	0					
2018-19	0	0					
2019-20	0	0					
2020-21	0	0					

**Expansion**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0	0					
2017-18	0	0					
2018-19	0	0					
2019-20	0	0					
2020-21	0	0					

**Resiliency**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0	0					
2017-18	0	0					
2018-19	0	0					
2019-20	0	0					
2020-21	0	0					

**Replacement of Aging Infrastructure**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0	0					
2017-18	0	0					
2018-19	0	0					
2019-20	0	0					
2020-21	0	0					

**Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

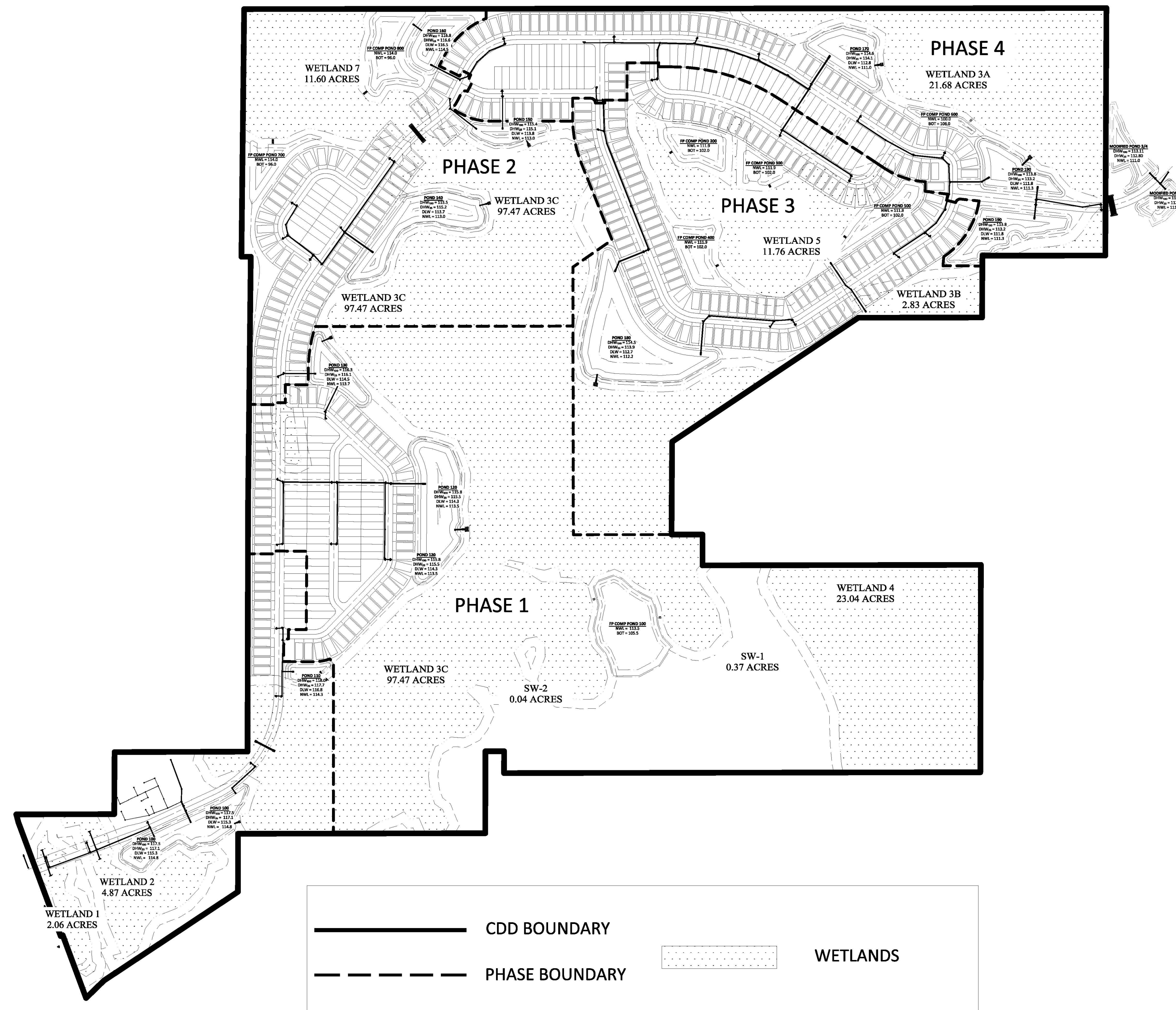
In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

<b>Committed Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	72,100	90,133	101,329	113,874
Expansion	3,623,151	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Total Committed Revenues (=Total Committed Projects)</b>	<b>3,695,251</b>	<b>90,133</b>	<b>101,329</b>	<b>113,874</b>

<b>No Identified Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	0	0	0	0
Expansion	926,849	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Projected Funding Gap (=Total Non-Committed Needs)</b>	<b>926,849</b>	<b>0</b>	<b>0</b>	<b>0</b>

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

<b>Strategies for New Funding Sources</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Additional CDD Bonds	926,849			
<b>Total</b>	<b>926,849</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Remaining Unfunded Needs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Pacific Ace CDD**  
Stormwater Management Plan

Lake County

DATE	DESCRIPTION	BY
DATE: XX/XX/2020	JOB #: XXX-XX-XXX	

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and ground tree analysis is required and may affect final unit totals and layout.

SCALE: 1" = 350'  
 0 175 350 700  
 HALF SCALE 11" BY 17"

**HEIDT DESIGN**  
 5904-A Hampton Oaks Parkway  
 Tampa, FL 33610  
 Phone: (813) 253-5311  
 www.HeidtDesign.com



# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**11**

**CONCRETE WALL MAINTENANCE AGREEMENT  
BETWEEN THE PACIFIC ACE COMMUNITY DEVELOPMENT  
DISTRICT AND SUNSHINE WATER SERVICES COMPANY**

THIS AGREEMENT is made and entered this 27<sup>th</sup> day of June, 2022 by and between:

PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT a local unit of special-purpose government located in Lake County, Florida and established pursuant to the provisions of Chapter 190, Florida Statutes, with a mailing address of 9102 Southpark Center Loop, Suite 100, Orlando, Florida 32819 (hereinafter "Pacific Ace" or "District"); and:

SUNSHINE WATER SERVICES COMPANY, a Florida corporation with a mailing address of 200 Weathersfield Avenue, Altamonte Springs, FL, 32714, (hereinafter "Utility").

**RECITALS**

WHEREAS, the District was established by ordinance of Lake County, Florida for the purpose of financing, funding planning, establishing, acquiring, constructing a reconstructing, enlarging or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the developer of the lands located within the District has constructed a sanitary sewer lift station on Tract D as designated on that plat of Sanctuary Phase 1B recorded in the public records of Lake County, Florida at Plat Book 76, Page 91 and that is located along a portion of Winding Preserve Circle; and

WHEREAS, the sanitary sewer lift station and Tract D has been dedicated to the Utility for perpetual maintenance and operation; and

WHEREAS, the Utility requires that the sanitary sewer lift station be surrounded, at minimum, by a chain link fence to provide safety and security to the sanitary sewer lift station; and

WHEREAS, the District's concrete wall is constructed along three sides of Tract D and the sanitary sewer lift station creating a portion of the safety and security fence required by Utility; and

WHEREAS, the Utility is willing to accept the concrete wall as a portion of the safety and security fencing as an upgrade over the usual chain link fence required by the Utility; and

WHEREAS, the Utility does desires to have a commitment from the District that the District will provide for the perpetual maintenance of the concrete wall; and

WHEREAS, Pacific Ace desires to accept responsibility for the continued maintenance of the concrete wall surrounding Tract D and the sanitary sewer lift station and to provide assurances to the Utility that it will maintain the concrete wall in substantially the same condition as it is currently or install a chain link fence meeting the requirements of the Utility.

NOW THEREFORE, for and in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties hereby agree as follows:

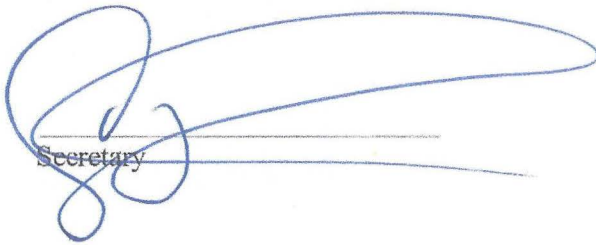
1. The foregoing recitals are true and correct and are hereby incorporated into this agreement.
2. The District agrees to accept full and sole responsibility for the perpetual maintenance of the concrete wall abutting Tract D and further agrees to repair or replace the concrete wall if damage or to install a chain link fence, suitable to the Utility, abutting Tract D in the event the concrete wall is damaged or removed.
3. Should the District fail to repair or replace the concrete wall in the event it is damaged or removed, or to install a chain link fence suitable to the Utility, the Utility may have a chain link fence installed meeting the criteria for fencing in place at the date of execution of this agreement and the District will be responsible for the payment of such fence and installation.
4. Neither the District nor the Utility may assign their rights, duties, or obligations under this Agreement without the prior written approval of the other, which consent will not be unreasonably withheld.
5. This is the entire agreement among the parties. No verbal or written assurance or promise is effective or binding unless included in this document or agreed to in a written modification of this Agreement by the parties hereto.
6. This Agreement shall be administered, construed, and enforced according to the laws of the state of Florida.
7. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
8. The Utility may terminate this Agreement for any reason upon the giving of ninety (90) days written notice to the District.

9. This Agreement shall be dated and effective upon the last date of signing by the parties hereto. This Agreement shall remain in effect unless terminated in accordance with Section 8, above.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by their respective undersigned duly authorized officers and officials.

Signed, sealed, and delivered  
in the presence of:

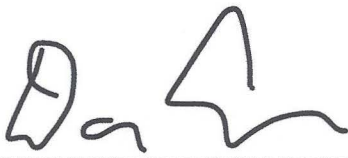
PACIFIC ACE COMMUNITY  
DEVELOPMENT DISTRICT



Secretary




Chairman



Signature of Witness  
**Dan Eshleman**  
Print Name of Witness

SUNSHINE WATER SERVICES COMPANY



By: Gary Rudkin  
As: President

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**12**

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JULY 31, 2022**

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JULY 31, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 5,505	\$ -	\$ -	\$ 5,505
Investments				
Reserve	-	127,589	-	127,589
Capitalized interest	-	96,407	-	96,407
Construction	-	-	1,074,797	1,074,797
Cost of issuance	-	9,762	-	9,762
Due from Landowner	30,580	-	-	30,580
Total assets	<u>\$ 36,085</u>	<u>\$ 233,758</u>	<u>\$ 1,074,797</u>	<u>\$ 1,344,640</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 30,111	\$ -	\$ -	\$ 30,111
Due to Landowner	-	9,011	-	9,011
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>36,111</u>	<u>9,011</u>	<u>-</u>	<u>45,122</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	30,580	-	-	30,580
Total deferred inflows of resources	<u>30,580</u>	<u>-</u>	<u>-</u>	<u>30,580</u>
Fund balances:				
Restricted for:				
Debt service	-	224,747	-	224,747
Capital projects	-	-	1,074,797	1,074,797
Assigned:				
Monument signage/entry hardscape	268	-	-	268
Pool/deck/pool equipment/cabana	318	-	-	318
Fencing/pavilions	96	-	-	96
Playground	129	-	-	129
Amenity parking lot	154	-	-	154
Unassigned	(31,571)	-	-	(31,571)
Total fund balances	<u>(30,606)</u>	<u>224,747</u>	<u>1,074,797</u>	<u>1,268,938</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 36,085</u>	<u>\$ 233,758</u>	<u>\$ 1,074,797</u>	<u>\$ 1,344,640</u>

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ 5,833	\$ 76,453	\$ 440,321	17%
Total revenues	<u>5,833</u>	<u>76,453</u>	<u>440,321</u>	17%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	192	3,099	15,000	21%
Engineering	-	3,535	3,000	118%
Engineering - stormwater analysis	12,500	12,500	-	N/A
Audit*	2,975	2,975	4,500	66%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	5,000	0%
Telephone	17	166	200	83%
Postage	108	230	500	46%
Printing & binding	41	417	500	83%
Legal advertising	-	316	1,500	21%
Annual special district fee	-	175	175	100%
Insurance	-	5,379	5,500	98%
Contingencies/bank charges	29	371	500	74%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>19,862</u>	<u>69,373</u>	<u>87,040</u>	80%
<b>Operations and Maintenance</b>				
<b>Management and administration</b>				
Contingency	-	-	1,350	0%
Licenses/taxes/permits	-	-	500	0%
O&M accounting services	-	-	4,500	0%
Insurance (property coverage only)	-	-	3,500	0%
Management services	1,458	7,292	17,500	42%
Postage	-	-	500	0%
Office supplies/printing binding	-	-	2,250	0%
General administrative	-	-	2,250	0%
<b>Grounds/building maintenance</b>				
General maintenance	-	-	5,000	0%
Irrigation repairs	-	-	3,500	0%
Landscape contract	5,358	21,433	65,000	33%
Landscape extras - replacement, mulch, annuals	-	-	12,500	0%
Tree trimming	-	-	2,500	0%
Pressure washing	-	-	4,000	0%
Aquatic maintenance/monitoring	395	1,975	10,000	20%
Fence/wall/lighting repairs	-	-	2,000	0%



**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>Operations and Maintenance (continued)</b>				
<b>Recreational - amenity</b>				
Insurance amenity	-	-	5,000	0%
Facility management	-	-	22,000	0%
Office supplies/operating supplies	-	-	700	0%
Special events	-	-	2,400	0%
Holiday decorations	-	-	4,000	0%
Electric - amenity	-	-	10,000	0%
Domestic water/sewer - amenity	-	-	6,000	0%
Irrigation reclaimed - amenity	-	-	6,000	0%
Telephone/cable/internet - amenity	-	-	3,000	0%
Pool/cabana general maintenance	-	-	3,500	0%
Playground maintenance	-	-	1,500	0%
Pool permits/licenses	-	-	800	0%
Pool service contract	-	-	18,000	0%
Pool repairs/maintenance	-	-	1,500	0%
Janitorial service contract	-	-	10,200	0%
Refuse - pet station service contract	-	-	3,600	0%
Landscape maintenance	-	-	18,000	0%
Landscape seasonal (annuals & mulch)	-	-	4,800	0%
Landscape contingency	-	-	4,000	0%
Field management/administrative	-	-	12,000	0%
Fitness equipment lease (if applicable)	-	-	6,000	0%
Fitness equipment repairs	-	-	1,500	0%
Termite bond/pest control	-	-	1,400	0%
<b>Security</b>				
Alarm monitoring	-	-	1,000	0%
Electronic access cards	-	-	700	0%
Surveillance services	-	-	2,400	0%
Maintenance	-	-	3,000	0%
ASCAP/BMI licenses	-	-	950	0%
<b>Utilities</b>				
Electric - common areas/irrigation meters	-	-	4,800	0%
Electric - lift station	-	-	3,600	0%
Electric - street lights	-	-	8,000	0%
Irrigation - common areas	3,511	6,986	45,000	16%
Total field operations	<u>10,722</u>	<u>37,686</u>	<u>352,200</u>	11%
Total expenditures	<u>30,584</u>	<u>107,059</u>	<u>439,240</u>	24%
Excess/(deficiency) of revenues over/(under) expenditures	(24,751)	(30,606)	1,081	
Fund balances - beginning	(5,855)	-	-	
<b>Assigned</b>				
Monument signage/entry hardscape	268	268	268	
Pool/deck/pool equipment/cabana	318	318	318	
Fencing/pavilions	96	96	96	
Playground	129	129	129	
Amenity parking lot	154	154	154	
Unassigned	(31,571)	(31,571)	116	
Fund balances - ending	<u>\$ (30,606)</u>	<u>\$ (30,606)</u>	<u>\$ 1,081</u>	

\*These items will be realized the year after the issuance of bonds.

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022  
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 148	\$ 215
Total revenues	148	215
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	37,465	187,965
Total debt service	37,465	187,965
Excess/(deficiency) of revenues over/(under) expenditures	(37,317)	(187,750)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	508,008
Underwriter's discount	-	(86,500)
Total other financing sources	-	421,508
Net change in fund balances	(37,317)	233,758
Fund balances - beginning	262,064	(9,011)
Fund balances - ending	\$ 224,747	\$ 224,747

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022  
FOR THE PERIOD ENDED JULY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 2,081	\$ 3,029
Total revenues	<u>2,081</u>	<u>3,029</u>
<b>EXPENDITURES</b>		
Construction costs	<u>2,745,223</u>	<u>2,745,223</u>
Total expenditures	<u>2,745,223</u>	<u>2,745,223</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,743,142)	(2,742,194)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	<u>-</u>	<u>3,816,991</u>
Total other financing sources/(uses)	<u>-</u>	<u>3,816,991</u>
Net change in fund balances	(2,743,142)	1,074,797
Fund balances - beginning	<u>3,817,939</u>	<u>-</u>
Fund balances - ending	<u><u>\$ 1,074,797</u></u>	<u><u>\$ 1,074,797</u></u>

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**13**

**DRAFT**

**MINUTES OF MEETING  
PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Pacific Ace Community Development District held a Regular Meeting on April 27, 2022, at 2:00 p.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711.

**Present were:**

Stephen McConn	Chair
Casey Dare	Vice Chair
Stephen Feccia	Assistant Secretary

**Also present, were:**

Kristen Suit	District Manager
Nika Hosseini (via telephone)	District Counsel
Oscar Trujillo (via telephone)	Empire Management
Jorge Miranda (via telephone)	Empire Management

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 2:04 p.m. Supervisors McConn, Dare and Feccia were present, in person. Supervisors Wyborski and Liparini were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Dan Liparini,  
Seat 2; *Term Expires November 2024***

Ms. Suit presented the resignation of Mr. Liparini.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the resignation of Mr. Dan Liparini, was accepted.**

39 **FOURTH ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired  
Term of Seat 2**

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42 Mr. McConn nominated Mr. Dan Eshleman to fill Seat 2. No other nominations were  
43 made.

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45 **On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor,**  
46 **appointment of Mr. Dan Liparini to fill Seat 2, was approved.**

47

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49 • **Administration of Oath of Office (*the following to be provided in a separate package*)**

50 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**  
51 **Employees**

52 **B. Membership, Obligations and Responsibilities**

53 **C. Chapter 190, Florida Statutes**

54 **D. Financial Disclosure Forms**

55 **I. Form 1: Statement of Financial Interests**

56 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

57 **III. Form 1F: Final Statement of Financial Interests**

58 **E. Form 8B: Memorandum of Voting Conflict**

59 The Oath of Office would be administered to Mr. Eshleman at another time.

60

61 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03,  
Designating Certain Officers of the District,  
and Providing for an Effective Date**

62

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64

65 Ms. Suit presented Resolution 2022-03.

66 Mr. McConn nominated the following slate of officers:

67 Stephen McConn

Chair

68 Casey Dare

Vice Chair

69 Craig Wrathell

Secretary

70 Stephen Feccia

Assistant Secretary

71 Dan Eshleman

Assistant Secretary

72 Fred Wyborski Assistant Secretary

73 Kristen Suit Assistant Secretary

74 No other nominations were made.

75 Prior appointments by the Board for Treasurer and Assistant Treasurer remain  
76 unaffected by this Resolution.

77

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, Resolution 2022-03, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

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83 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date**

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90 Ms. Suit presented Resolution 2022-04.

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**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, Resolution 2022-04, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and Empire Management Group, 770 Almond Street, Clermont, Florida 34711 within Lake County, Florida as the Principal Headquarters of the District; Designating Empire Management Group, 770 Almond Street, Clermont, Florida 34711 within Lake County, Florida as the Location of the Local District Records Office; and Providing an Effective Date, was adopted.**

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102 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

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111 Ms. Suit presented Resolution 2022-05. She reviewed the proposed Fiscal Year 2023  
 112 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal  
 113 Year 2022 budget, and explained the reasons for any changes. The budget will remain  
 114 Landowner-funded.

115

116 **On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor,**  
 117 **Consideration of Resolution 2022-05, Approving a Proposed Budget for Fiscal**  
 118 **Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law**  
 119 **for August 24, 2022 at 2:00 p.m., at the Hampton Inn & Suites by Hilton, 2200 E**  
 120 **Hwy 50, Clermont, Florida 34711; Addressing Transmittal, Posting and**  
 121 **Publication Requirements; Addressing Severability; and Providing an Effective**  
 122 **Date, was adopted.**

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**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06,**  
**Designating a Date, Time and Location for**  
**Landowners’ Meeting and Election;**  
**Providing for Publication; Establishing**  
**Forms for the Landowner Election; and**  
**Providing for Severability and an Effective**  
**Date**

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Ms. Suit presented Resolution 2022-06.

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135 **On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor,**  
 136 **Resolution 2022-06, Designating a Date, Time and Location of November 1,**  
 137 **2022 at 2:00 p.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50,**  
 138 **Clermont, Florida 34711 for Landowners’ Meeting and Election; Providing for**  
 139 **Publication; Establishing Forms for the Landowner Election; and Providing for**  
 140 **Severability and an Effective Date, was adopted.**

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**NINTH ORDER OF BUSINESS**

**Consideration of Meadowbrook Acres of**  
**South-Central Florida, Inc., Landscape**  
**Maintenance Agreement**

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147 Ms. Suit presented the Meadowbrook Acres of South-Central Florida, Inc., Landscape  
 148 Maintenance Agreement.

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**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the Meadowbrook Acres of South-Central Florida, Inc., Landscape Maintenance Agreement, in the amount of \$5,358.33 per month, excluding mulch, was approved.**

**TENTH ORDER OF BUSINESS**

**Discussion/Consideration: Heidt and Associates 2022 Supplemental Engineer’s Report**

Ms. Suit presented the Heidt and Associates 2022 Supplemental Engineer’s Report, which reflected the updated actual costs.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the Heidt and Associates 2022 Supplemental Engineer’s Report, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Ratification of Heidt Design, LLC, Proposal/Authorization for Work to Provide Stormwater Needs Analysis**

Ms. Suit presented the Heidt Design, LLC, Proposal/Authorization for preparation and submittal of the Stormwater Management Needs Analysis Report, which must be submitted by June 30, 2022.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the Heidt Design, LLC, Proposal/Authorization for preparation of the Stormwater Management Needs Analysis Report, in the amount of \$12,500, was ratified.**

**TWELFTH ORDER OF BUSINESS**

**Ratification of Empire Management Group, Inc., Field Operations Agreement**

Ms. Suit distributed and presented the Empire Management Group, Inc., Field Operations Agreement, which includes the updated Fee Schedule. The Agreement was effective March 1, 2022.

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**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the Empire Management Group, Inc., Field Operations Agreement, was ratified.**

**THIRTEENTH ORDER OF BUSINESS**                                  **Ratification of Aquatic Weed Control, Inc., Proposal for 4 Ponds Associated with The Sanctuary**

Ms. Suit presented the Aquatic Weed Control, Inc., Proposal for four ponds associated with The Sanctuary.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the Aquatic Weed Control, Inc., Proposal for four ponds associated with The Sanctuary, in the amount of \$395 per month, was ratified.**

**FOURTEENTH ORDER OF BUSINESS**                                  **Acceptance of Unaudited Financial Statements as of March 31, 2022**

Ms. Suit presented the Unaudited Financial Statements as of March 31, 2022.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.**

**FIFTEENTH ORDER OF BUSINESS**                                  **Approval of November 12, 2021 Special Meeting Minutes**

Ms. Suit presented the November 12, 2021 Special Meeting Minutes.

**On MOTION by Mr. Feccia and seconded by Mr. McConn, with all in favor, the November 12, 2021 Special Meeting Minutes, as presented, were approved.**

**SIXTEENTH ORDER OF BUSINESS**                                  **Staff Reports**

**A. District Counsel: *Cobb Cole***

Ms. Hosseini stated requisitions are being finalized.

225 B. District Engineer: *Heidt Design*

226 There was no report.

227 C. District Manager: *Wrathell, Hunt and Associates, LLC*

228 ■ NEXT MEETING DATE: May 25, 2022 at 2:00 P.M.

229 ○ QUORUM CHECK

230 The May 25, 2022 meeting was cancelled.

231

232 SEVENTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

233

234 There were no Board Members' comments or requests.

235

236 EIGHTEENTH ORDER OF BUSINESS

Public Comments

237

238 No members of the public spoke.

239

240 NINETEENTH ORDER OF BUSINESS

Adjournment

241

242 There being nothing further to discuss, the meeting adjourned.

243

244 On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the  
245 meeting adjourned at 2:18 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**PACIFIC ACE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**14CI**



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1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

April 19, 2022

Daphne Gillyard, Director of Administrative Services  
2300 Glades Rd., Suite 410W  
Boca Raton, FL 33431

Re: District Counts

The number of registered voters within the Pacific Ace Community Development District as of April 15, 2022 is 0.

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays  
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence ✓ Excellent Service ✓ Accurate & Efficient Elections ✓ Responsible Financial Stewardship

**PACIFIC ACE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**14CII**

**PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

*Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711*

*\*Hotel Dining Area*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 27, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>November 12, 2021</b>	<b>Special Meeting</b>	<b>2:00 PM</b>
<i>Citrus Coffee Co., 141 N Highway 27, Clermont, Florida 34711-2401</i>		
<b>November 24, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>December 22, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>January 26, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>February 23, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>March 23, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 27, 2022*</b>	<b>Regular Meeting</b>	<b>2:00 PM.</b>
<b>May 25, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>June 22, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>July 27, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>August 24, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>2:00 PM.</b>
<b>September 28, 2022*</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>